



Town of West Hartford – Office of the Town Clerk
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January 29, 2020

To: Matthew W. Hart, Town Manager

From: Essie S. Labrot, Town Clerk/Council Clerk

The Town Council at its meeting held on January 28, 2020 set for public hearing on March 10, 2020 at 7:00 p.m. in the Legislative Chamber and referred to Town Plan and Zoning and Capitol Region Council of Governments the Ordinance Amending the Schedule of Permitted Main Uses for Experiential Recreation and Restaurant Facilities.

WHEREAS, the recreation, restaurant and retail industries have undergone dramatic changes in recent years in the form of multiple primary uses in a single tenant space, impacting consumer shopping habits, business practices, and market trends; and

WHEREAS, in 2017 the Town of West Hartford adopted an ordinance creating an Experiential Recreation and Restaurant Facilities permitted main use; and

WHEREAS, when the Town Council adopted the ordinance permitting experiential recreation and restaurants in West Hartford it limited these facilities to the Central Business District-High Intensity (CBDH) and the General Industrial (IG) districts; and

WHEREAS, West Hartford finds it beneficial to expand the permitted main use for Experiential Recreation and Restaurant Facilities to the General Business District (BG); and

WHEREAS, the addition of the General Business District (BG) to the districts in which experiential recreation and restaurant facilities will make West Hartford more attractive to such business, give the facilities more opportunities in West Hartford, and provide West Hartford residents with more convenient access to these facilities; and

WHEREAS, attached hereto is the amended Schedule of Permitted Main Uses, and on the last page, the sixtieth permitted main use, entitled Indoor recreation or amusement facility, excluding nightclubs, dance halls or dance clubs, has been amended to reflect the addition of the General Business District (BG) to the permitted districts for these facilities; and

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF WEST HARTFORD THAT:

Section 177-6(B) of the Code of the Town of West Hartford, entitled Schedule of Permitted Main Uses, is hereby amended as reflected in the attached zoning table.

Attachment: Zoning Table (Schedule of Permitted Main Uses)

cc: Dallas Dodge, Corporation Counsel
Garmon Newsom, Assistant Corporation Counsel
Mark McGovern, Director of Community Services
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist
Kevin Ahern, Chairman Town Plan and Zoning Commission
Caitlin Palmer, Capitol Region of Council Governments

Schedule of Permitted Main Uses

Permitted Main Uses	One-Family Residence Districts							Multi-Family Residence Districts							Business Districts							Industrial Districts			
	R-20	R-40	R-20	R-13	R-10	R-4	EP	RM-4	RM-3	RM-2	RM-1	RM-1	RM-1	RM-1	RM-1	RM-1	RM-1	RM-1	RM-1	RM-1	RM-1	RM-1	RM-1	RM-1	RM-1
1. One-family house, 1 per lot	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2. Places of worship	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
3. Public, parochial, or private school or college	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
4. Nursery, school, child day-care center, group day-care home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5. Library, museum	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
6. Religious institution	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
7. (Charitable institutions for the care of the aged, homeless and handicapped, convalescent homes operated by a charitable institution (except group-care facilities)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
8. Public, park, recreation golf course, golf course restaurant or recreation facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
9. Private, nonprofit membership club	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
10. Water supply and sewage disposal system and facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
11. Utility transmission lines and substations. (See also §§ 177-7 and 177-17)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12. Hospital, nursing and convalescent home, intermediate-care facility, rest home with nursing supervision and home for the aged (except group-care facilities)								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
13. Governmental and municipal use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

KEY:

- A = Permitted use subject to issuance of a building and/or zoning permit and subject to § 177-42A
- B = Permitted use subject to issuance of a building and/or zoning permit and subject to § 177-42B
- C = Permitted use subject to approval of Town Council pursuant to § 177-42B and subject to § 177-42B
- P = Permitted use subject to issuance of a building and/or zoning permit
- Not marked = Not a permitted use in the particular zoning district

NOTES:

- *For detailed use regulations in the B.O.L. District, see § 177-7
- *Certain BND uses are subject to additional requirements of § 177-16.4 of this chapter.

Permitted Main Uses	One-Family Residence Districts							Multi-Family Residence Districts							Business Districts							Industrial Districts							
	R-40	R-40	R-30	R-23	R-10	R-8	EP	RM-4	RM-3	RM-2 JR	RM-2	RM-1	RI	RM-MS	RCO and RM/O	RP	BOU*	BO	RI	BN	BNP	BS	BC & CBDH	BI	IF	IE	IR	IO	
1.4. Farm use: provided that storage of manure and other dist- or odor-producing substance is so located and confined that odor and dust will not reach beyond the limits of the property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P													
1.5. Nurseries and greenhouses, including sales area—goods pertinent thereto	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		B		B	B							B	B
1.6. Multifamily dwellings, except that a lot with 3 or fewer dwelling units shall not require site plan approval								B	B		B	B	B	B	B	B		B		B	B		B	B			B	B	
1.6A. Multifamily dwellings restricted to 2 dwelling units per lot shall not require site plan approval.								P	P	P	P	P	P	P	P	P		P		P	P		P						
1.7. Parking of motor vehicles on the ground or within or on a structure																B		B		B	B		B	B	B	B	B	B	B
1.8. Office building for professional use													B				B	B		B	B		B	B	B	B	B	B	B
1.9. Office building for general business and professional use																	B	B		B	B		B	B	B	B	B	B	B
2.0. Research laboratories																	B	B		B	B		B	B	B	B	B	B	B
2.1. Bank, including drive-in facilities																		B		B	B		B	B	B	B	B	B	B
2.2. Retail business dealing with the consumer on the premises, except retail firearms stores																				B	B		B	B	B	B	B	B	B
2.3. Establishment performing personal services																				B	B		B	B	B	B	B	B	B
2.4. Restaurants with or without alcoholic drink and other establishments serving food and nonalcoholic drink																				B	B		B	B	B	B	B	B	B
2.5. Hotel, motel																							B	B			B	B	
2.6. Funeral home																				B	B		B	B			B	B	

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 P = Permitted use subject to issuance of a building and/or zoning permit.
 Not marked = Not a permitted use in the particular zoning district.

NOTES:

- For detailed use regulations in the BML District, see § 177-7.
 Certain BMD uses are subject to additional requirements of § 177-16.4 of this chapter.

Use-Family Residence Districts	Multi-Family Residence Districts										Business Districts										Industrial Districts							
	R-40	R-40	R-20	R-13	R-10	R-4	EP	RM-4	RM-3	RM-3 SR	BM-2	RM-1	RO	RM-MS	RCD and RMD	RP	BO-1	BO	BI	BN	RND	BS	BC & CBH	BC	IP	IE	IR	II
Permitted Main Uses																												
27 Cemetery	A	A	A	A	A	A	A	A	A	A	A	A	A	A														A
28 Crematorium	A	A	A	A	A	A	A																		A		A	A
29 Outdoor recreation area operated for profit																								A		A	A	
30 Theater and other indoor recreation or amusement facility, excluding amusement arcades																								A		A	A	
31 Telephone exchange, electric substation and other public utility use																											B	
32 Radio and television studio																								B			B	
33 Radio and television broadcasting	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	B	B	B	B	
34 Motor vehicle sales, service and repair and gasoline service stations, excluding car wash facilities																											B	
35 Wholesale business and storage warehouse use																								B	B	B	B	
36 Printing																								B			B	
37 Any industrial or manufacturing use, including fabrication, converting, processing, altering, assembly or other handling of products, provided that such use does not emit dust, odor, gas, fumes, noise, glare or vibration beyond the boundaries of the district in which it is located																								B	B	B	B	
38 Outdoor storage of material and equipment other than junkyards, provided that such use does not emit dust, odor, gas, fumes, noise, glare or vibration beyond the boundaries of the district in which it is located																								B	B	B	B	

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Not marked = Not a permitted use in the particular zoning district.

NOTES:

For detailed use regulations in the BOL District, see § 177-2.

certain BND uses are subject to additional requirements of § 177-16.4 of this chapter.

See § 177-3D(6).

Permitted Main Uses	One-Family Residence Districts							Multi-Family Residence Districts							Business Districts							Industrial Districts							
	R-30	R-40	R-20	R-13	R-10	R-8	EP	RM-4	RM-3	RML-3R	RM-2	RM-1	RD	RLMS	RCL and KSLs	RP	BOL*	BO	RI	BN	BNP	BS	BC & CBDH	BC	IF	IE	IR	IC	
39 Contractor's yard																												B	B
40 Junk yard																												A	A
41 Railroad terminal and yard																										B	B	B	B
42 Veterinary Facility	A	A	A	A	A	A		A	A	A	A	A	A	A	A		A	A	A	A	A	A	B	B	B	B	B	B	B
43 Kennel																		A	A	A		A	A	B			B	B	
44 Group-care facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A								
45 Monuments or statues on public land	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
46 Retail firearms stores																											B	B	B
47 Vehicle-intensive business																										A	A	A	A
48 Passenger automobile rental agency																										B	B	B	B
49 One-family house, 1 per lot on rear lot	A	A	A	A	A	A	A																						
50 Certain professional offices, defined pursuant to §177-16.3 (third floor only)															A														
51 Adult-oriented establishments																												A	A
52 Car Wash Facilities																												A	B
53 Adult Day-Care Center																												A	
54 Adult Group Day-care Facility																				A	A	A	A	A					
55 Medical Marijuana Production Facility																													A

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NOTES:

For detailed use regulations in the BXL District, see § 177.7.

Certain BND uses are subject to additional requirements of § 177-16.4 of this chapter.

	One-Family Residence Districts							Multi-Family Residence Districts							Business Districts							Industrial Districts							
	R-40	R-40	R-20	R-15	R-10	R-6	EP	RM-4	RM-3	RM-3 SR	RM-2	RM-1	RO	KV-MS	RCO and KMFO	RP	BOI ¹	BO	RI	BN	BNP ²	BS	BC & CBDH	BC	IF	IE	IR	IC	
Permitted Main Uses																													
56 Medical Marijuana Dispensary Facility																													A
57 Alternative Energy Systems permitted as main uses pursuant to § 177-37.3																										B	B	B	B
58 Manufacturing of Alcoholic Liquor, including retail sales where permitted by Connecticut law ³																										B	B	B	B
59 Food Truck Park as specified in § 177-37.4.																													A
60 Indoor recreation or amusement facility, excluding nightclubs, dance halls, or dance clubs ⁴																							A	A					A

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NOTES:

¹For detailed use regulations in the BOH District, see § 177-7.

²Certain RMFO uses are subject to additional requirements of § 177-16.4 of this chapter.

³See § 177-36(b)(6).

⁴For detailed use regulations, see § 177-36(d).

This use is not permitted in the BC District.